

094.0

0007

0008.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

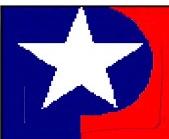
675,000 / 675,000

USE VALUE:

675,000 / 675,000

ASSESSED:

675,000 / 675,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		PETER TUFTS RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SMITH CHRISTINE/TR

Owner 2: TEEHAN FAMILY 2014 IRREVOCABLE

Owner 3: TRUST

Street 1: 9 PETER TUFTS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: TEEHAN EDWARD R &amp; ANN M -

Owner 2: -

Street 1: 9 PETER TUFTS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 1635 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4533	Sq. Ft.	Site			0	70.	1.23	5									389,193						389,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4533.000	285,800		389,200	675,000		61952
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

PREVIOUS ASSESSMENT								Parcel ID	094.0-0007-0008.0		!7768!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	285,800	0	4,533.	389,200	675,000		Year end	12/23/2021		
2021	101	FV	277,300	0	4,533.	389,200	666,500		Year End Roll	12/10/2020		
2020	101	FV	277,300	0	4,533.	389,200	666,500	666,500	Year End Roll	12/18/2019		
2019	101	FV	218,800	0	4,533.	394,800	613,600	613,600	Year End Roll	1/3/2019		
2018	101	FV	218,800	0	4,533.	294,700	513,500	513,500	Year End Roll	12/20/2017		
2017	101	FV	218,800	0	4,533.	266,900	485,700	485,700	Year End Roll	1/3/2017		
2016	101	FV	218,800	0	4,533.	255,800	474,600	474,600	Year End	1/4/2016		
2015	101	FV	206,500	0	4,533.	216,800	423,300	423,300	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes								
TEEHAN EDWARD R								64041-189	8/6/2014	Convenience				10	No	No		
								11728-316	8/22/1969					24,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
5/21/2018	666	New Wind	2,000	C					8/16/2018	Meas/Inspect	BS	Barbara S						
8/26/2003	731	Re-Roof	5,700						3/23/2009	Meas/Inspect	163	PATRIOT						
									4/1/2000	Inspected	197	PATRIOT						
									2/1/2000	Measured	197	PATRIOT						
									8/4/1993		KT							

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 15 - Old Style	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Average	A Bath:	Rating:									5	25						
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									WDK ( 80 )							
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:									16							
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID												4	1				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units 1	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	HST	38	
Color: BEIGE	View / Desir:	A Kits:	Rating:	Level															FFL		
GENERAL INFORMATION	Const Mod:	Fpl: 1	Rating: Average	Other															BMT		
Grade: C - Average	Lump Sum Adj:	WSFlue:	Rating:	Upper															( 10 )	( 950 )	
Year Blt: 1916	Eff Yr Blt:	Location:	Condo Information	Lvl 2																	
Alt LUC:	Alt %:	Total Units:	REMODELING	Lvl 1																	
Jurisdct:	Fact: .	Floor:	RES BREAKDOWN	Lower																	
Const Mod:	Lump Sum Adj:	% Own:	Exterior:	Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1	No Unit	RMS	BRS	FL									
INTERIOR INFORMATION	DEPRECIATION	Name:	Interior:		1	7	3														
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %	Additions:																		
Prim Int Wal 6 - Average	Functional:	%	Kitchen:																		
Sec Int Wall:	Economic:	%	Baths:																		
Partition: T - Typical	Special:	%	Plumbing:																		
Prim Floors: 3 - Hardwood	Override:	%	Electric:																		
Sec Floors: 4 - Carpet	Total:	31 %	Heating:																		
Bsmnt Flr: 12 - Concrete	General:		Totals		1	7	3														
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 094-0-0007-0008.0					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									

Residential sketch showing a house footprint with dimensions and room counts. Labels include WDK (80), FFL (200), BMT (10), and various floor levels like Upper, Lower, Lvl 1, Lvl 2, and totals for RMS, BRs, and Baths.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,160	173.910	201,738						
BMT	Basement	960	52.170	50,087						
HST	Half Story	475	173.910	82,608						
WDK	Deck	80	15.950	1,276						
Net Sketched Area: 2,675				Total: 335,709						
Size Ad	1635	Gross Area	3150	FinArea	1635					

**SUB AREA DETAIL**

**IMAGE**

AssessPro Patriot Properties, Inc